

**NEW FAIRFIELD ZONING BOARD OF APPEALS  
NEW FAIRFIELD, CT 06812**

**July 27, 2017**  
**LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on **Thursday, July 27, 2017** at 7:00 p.m. in the **Community Room at the New Fairfield Public Library**, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

**Continued Application # 19-17:** Serokosz, 15 Erin Drive, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 34', 3.1.6B Side Setback to 22', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of building an attached garage and breezeway. Zoning District: R-88; Map: 23; Block: 15; Lot: 21.

**Appeal # 01-17:** Cicerone and Arsan, 100 Gillotti Road. Appeal of ZEO's Cease and Desist Order in violation of Zoning Regulations 1.5.2A,B,F&G Prohibited General Uses, 3.1.1C&F Uses Permitted at Right and 8.8.2 Dealers and Repair Licenses, Gasoline and Motor Oil Sales, for operating an illegal in-home auto repair business in a residential neighborhood at their property at 100 Gillotti Road. Zoning District: R-88; Map: 23; Block: 16; Lot: 93.

**Application # 22-17:** Girl Scouts of Connecticut, 29 Bogus Hill Road (Right of Way) for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements, 3.0.4C,D,E&F Minor Accessory Buildings and Structures, 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of replacing an 8'x8' existing guard shed with a new 8'x12' guard shed. Zoning District: R-44; Map: 6; Block: 4; Lot: 84 & 84A.

**Application # 23-17:** Al-Agha, 64 Lake Drive South, for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements, 3.0.5C Private Detached Garage(s), 3.2.5A&B, 3.2.6C Rear Setback to 20', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of reconstructing an existing garage. Zoning District: R-44; Map: 20; Block: 1; Lot: 27.

**Application # 24-17:** Mead, 35 & 37 Lake Drive South, for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements, 3.2.6A Front Setback to 11', 7.1.2.2A,B&C Vacant Lots Not in Validated Subdivision or Recorded Approved Subdivision and Resubdivision for the purpose of constructing a garage. Zoning District: R-44; Map: 20; Block: 6, Lot: 8.2 & 5.2.

**Application # 25-17:** Giafone, 10 Cecelia Lane, for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements, 3.0.5C Private Detached Garage(s), 3.2.5A&B, 3.2.6B Side Setbacks to 10' and 5.6', 3.2.6C Rear Setback to 15', 3.2.7, 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a new 28'x24' garage, a second floor addition vertical expansion and a new deck. Zoning District: R-44; Map: 10; Block: 8; Lot: 15.

**Regulations Key:** 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 3.1.5 & 3.2.5A&B Minimum lot area; Minimum lot frontage; 3.1.6 & 3.2.6 Minimum Buildings and Structure Setbacks; 3.1.11 & 3.2.11 Minimum lot dimension; 3.2.7 Maximum lot coverage, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision.

Joe DePaul, Chairman  
JDP/jmb

**PUBLISH DATES: July 13<sup>th</sup> and July 20<sup>th</sup> of the Town Tribune**